151.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,400 / 709,400
					USE VALUE:	709,400 / 709,400
					ASSESSED:	709,400 / 709,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
340		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARRON DAVID A/ZOE
Owner 2:	
Owner 3:	
Street 1:	340 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CASAZZA MIRIAM/TRUSTEE -
Owner 2:	340 GRAY ST TRUST -
Street 1:	340 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1348 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4689.000	257,500	3,400	448,500	709,400
Total Card	0.108	257,500	3,400	448,500	709,400
Total Parcel	0.108	257,500	3,400	448,500	709,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 526.26 /Parcel: 526.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100456

GIS Ref

GIS Ref

Insp Date 05/31/17

!11884!

PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	257,500	3400	4,689.	448,500	709,400		Year end	12/23/2021
2021	101	FV	249,900	3400	4,689.	448,500	701,800		Year End Roll	12/10/2020
2020	101	FV	249,900	3400	4,689.	448,500	701,800	701,800	Year End Roll	12/18/2019
2019	101	FV	206,300	3400	4,689.	420,500	630,200	630,200	Year End Roll	1/3/2019
2018	101	FV	206,300	3400	4,689.	347,600	557,300	557,300	Year End Roll	12/20/2017
2017	101	FV	202,900	3400	4,689.	319,600	525,900	525,900	Year End Roll	1/3/2017
2016	101	FV	202,900	3400	4,689.	291,500	497,800	497,800	Year End	1/4/2016
2015	101	FV	197,900	3400	4,689.	285,900	487,200	487,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:18:22

LAST REV

Date	Time
06/22/17	16:02:01
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11884

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASAZZA MIRIAM/	52094-189		1/16/2009		445,000	No	No		
GRIEVE ALLAN JR	35327-45		4/2/2002	Family	1	No	No		
	6512-205		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2016	782	Redo Kit	38,000					
7/21/2011	725	Re-Roof	7,500					
6/24/2009	622	New Wind	2,163					

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2017	Measured	DGM	D Mann
5/31/2017	Left Notice	DGM	D Mann
5/31/2017	Permit Visit	DGM	D Mann
4/30/2009	Inspected	189	PATRIOT
1/14/2009	Measured	372	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100456
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4689		Sq. Ft.	Site		0	80.	1.20	9									448,535						448,500	

Total AC/HA:	0.10764	Total SF/SM:	4689	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	448,535	Spl Credit		Total:	448,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373145
Depreciation:	115675
Depreciated Total:	257470

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

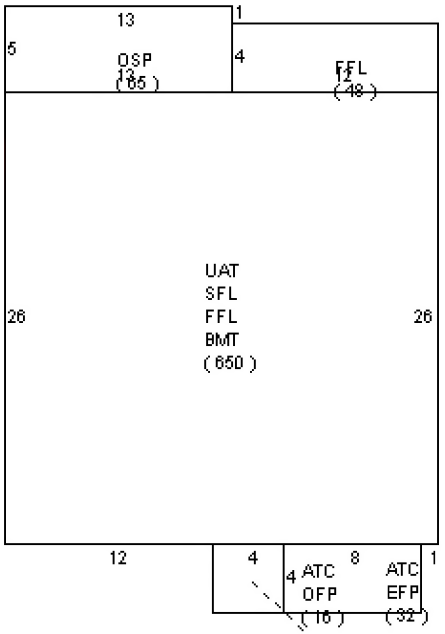
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	112.45
Final Total:	257500	Val/Su SzAd	188.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	698	175.480	122,487
BMT	Basement	650	52.640	34,219
SFL	Second Floor	650	175.480	114,064
UAT	Upper Attic	163	70.190	11,406
OSP	Screen Porch	65	46.070	2,994
EFP	Enclos Porch	32	72.590	2,323
ATC	Attic	17	175.480	2,948
OFP	Open Porch	16	44.000	704
	Net Sketched Area:	2,290	Total:	291,145
Size Ad	1364.8	Gross Area	2809	FinArea 1348

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1931	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400